



Half Mile Gardens, Bramley, Leeds, LS13 1BL

welcome to

Half Mile Gardens, Bramley, Leeds

A well presented four bedroom semi detached home with stylish kitchen and bathroom, garage with extensive off street parking and gardens, internal viewing is strongly recommended.



Half Mile Gardens

This four bedroom semi detached property is situated within easy reach of local amenities and has excellent access to transport links for both Leeds and Bradford. The property has recently undergone a scheme of modernisation, including rewiring (August 2018), new windows, a kitchen, and bathroom (2016). A wood burning stove was also added in October 2018, with walls and ceilings being replastered (2016). The property briefly comprises: a porch, entrance hall, sitting room, kitchen, bedroom three, bedroom four, bathroom, stairs leading to first floor landing, bedroom one, dressing room, bedroom two and externally there is a paved front garden, a good sized driveway leading to a single garage and a rear garden with patio, lawn and decked seating area. Internal viewing is strongly recommended.

Ground Floor

Porch

Having a wood door to the front.

Hall

Having stairs to the first floor and a radiator.

Sitting Room

18' 6" x 11' 3" (5.64m x 3.43m)

Benefitting from a wood burning stove, a double glazed window to the front, a radiator and ceiling cornice.

Kitchen

6' 10" x 16' (2.08m x 4.88m)

Twin aspect with windows to the front and side, having a breakfast bar, a range of wall and base units in white with complementary work surface over, an integrated Kenwood dishwasher, Beko fridge freezer, Zanussi oven, Swan microwave, Swan induction hob, Zanussi extractor hood, tiled splashback, one and a half bowl sink with mixer tap, radiator and concealed gas central heating boiler.

Bedroom Three

9' 8" x 9' 2" (2.95m x 2.79m)

With a double glazed window to the rear, a radiator and fitted wardrobes.

Bedroom Four

8' 5" x 8' 3" and door recess (2.57m x 2.51m and door recess)

Having French doors to the garden and a radiator.

Bathroom

Benefitting from a three piece suite comprising P shaped bath with shower over, basin with mixer tap, w.c, fan, tiled walls and a radiator.

First Floor

Landing

Bedroom One

12' 4" x 12' max (3.76m x 3.66m max)

A double bedroom having a double glazed window to the side, a radiator and two wall lights.

Dressing Room

6' 4" x 5' 11" (1.93m x 1.80m)

With built in wardrobe and shelving along with access to the eaves and loft hatch.

Bedroom Two

16' 4" x 6' (4.98m x 1.83m)

Having a double glazed window to the rear, fitted wardrobes and a radiator.

Outside

Rear Garden

Having a patio seating area, a lawn and a decked area.

Garage

A detached single garage with up and over door and a window.



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welcome to

Half Mile Gardens, Bramley, Leeds

- Dormer Bungalow
- Four Bedrooms
- Dressing Room
- Garage
- Stylish Kitchen

Tenure: Leasehold EPC Rating: D

offers in excess of

£190,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
PDY110225 - 0009

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